153.0	0007	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,500 /	716,500
					USE VALUE:	716,500 /	716,500
					ASSESSED:	716,500 /	716,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRENDERGAST GEORGE F/TR &	
Owner 2:	PRENDERGAST MARY D/TR	
Owner 3:	PRENDERGAST FAMILY REV TRUST	
Street 1:	53 BELLINGTON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	PRENDERGAST GEORGE F--ETAL -
Owner 2:	PRENDERGAST MARY R -
Street 1:	53 BELLINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,776 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 2216 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4776.000	265,900		450,600	716,500
Total Card	0.110	265,900		450,600	716,500
Total Parcel	0.110	265,900		450,600	716,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.27 | /Parcel: 323.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0007-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,900	0	4,776.	450,600	716,500	716,500	Year End Roll	12/18/2019
2019	101	FV	221,400	0	4,776.	422,500	643,900	643,900	Year End Roll	1/3/2019
2018	101	FV	221,400	0	4,776.	349,200	570,600	570,600	Year End Roll	12/20/2017
2017	101	FV	221,400	0	4,776.	321,100	542,500	542,500	Year End Roll	1/3/2017
2016	101	FV	221,400	0	4,776.	292,900	514,300	514,300	Year End	1/4/2016
2015	101	FV	207,300	0	4,776.	287,300	494,600	494,600	Year End Roll	12/11/2014
2014	101	FV	207,300	0	4,776.	267,000	474,300	474,300	Year End Roll	12/16/2013
2013	101	FV	207,300	0	4,776.	254,000	461,300	461,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRENDERGAST GEO	1456-4		7/8/2014	Convenience	1	No	No		Also Bk 63880 Pg 196 7/08/2014.
	894-88		9/1/1977		43,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1427	Wood Dec	6,800					
11/12/2002	947	Addition	47,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Meas/Inspect	BS	Barbara S
3/27/2009	Inspected	163	PATRIOT
1/8/2009	Measured	372	PATRIOT
11/22/1999	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4776		Sq. Ft.	Site		0	80.	1.18	9									450,625						450,600	

Total AC/HA: 0.10964 | Total SF/SM: 4776 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,625 | Spl Credit | Total: 450,600

PRINT

Date	Time
12/11/20	02:10:28

LAST REV

Date	Time
12/26/19	17:12:31

apro

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 102150
GIS Ref:
GIS Ref:
Insp Date: 04/27/18

!12056!

PAT ACCT.: 12056

USER DEFINED

Prior Id # 1:	102150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20910537
Const Adj.:	0.98000199
Adj $ / SQ:	124.417
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361302
Depreciation:	95384
Depreciated Total:	265918

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

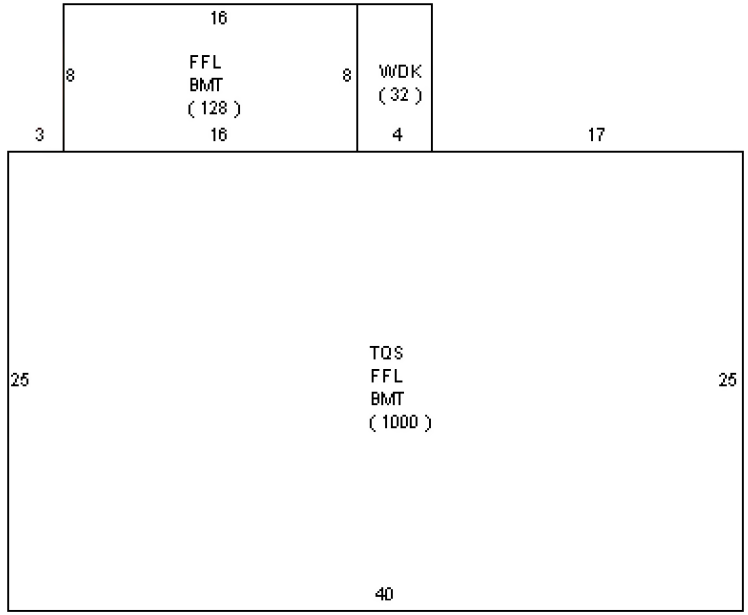
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	124.42
Special Features:	0	Val/Su Net:	87.52
Final Total:	265900	Val/Su SzAd	141.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	40.910	46,145
FFL	First Floor	1,128	124.420	140,343
TQS	3/4 Story	750	124.420	93,313
WDK	Deck	32	15.680	502

Net Sketched Area:	3,038		Total:	280,303	
Size Ad	1878	Gross Are	3288	FinArea	2216

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	